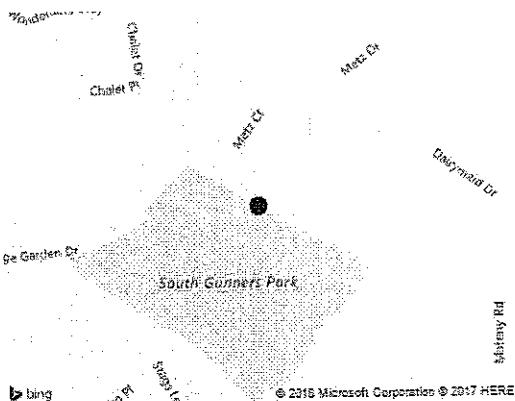
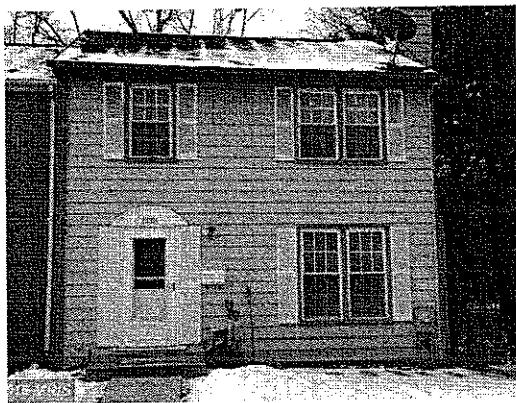


City, State, or Zip



18101 Metz Dr, Germantown, MD 20874



18101 Metz Dr, Germantown, MD 20874

3 beds · 3.5 baths · 1,144 sqft

OFF MARKET

Zestimate®: \$258,223

Rent Zestimate®: \$1,800 /mo

END UNIT WITH FINISHED WALKOUT BASEMENT IN GOOD SHAPE
 JUST NEED SOME TLC - SHORT SALE..OWNER REQUESTS
 COUNSELORS TITLE FOR SETTLEMENT. PLEASE CALL OWNER FOR
 APPOINTMENT.

Facts and Features

Type	Single Family	Year Built	1979	Heating	Heat pump
Cooling	Central	Parking	Off street	Lot	3,077 sqft

INTERIOR FEATURES

Bedrooms	Basement
Beds: 3	Finished basement
Heating and Cooling	Flooring
Heating: Heat pump	Floor size: 1,144 sqft
Heating: Gas	Other Interior Features
Cooling: Central	Fireplace
	Room count: 13

SPACES AND AMENITIES

Home Value

Zestimate

EXHIBIT A

\$258,223

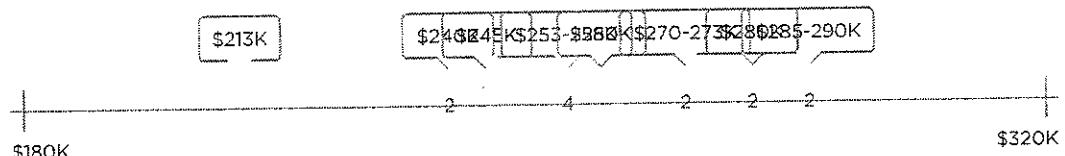
ZESTIMATE RANGE
\$245,000 - \$271,000

LAST 30 DAY CHANGE
+\$4,791 (+1.9%)

ONE YEAR FORECAST
\$269,043 (+4.2%)

Price This Home

Homes like this sold for **\$213-290K**.



PRICE THIS HOME

Choose your own comparables to figure out a good offer price.

Price / Tax History

DATE	EVENT	PRICE	\$/SQFT	SOURCE	
03/16/16	Listing removed	\$250,900	\$219	Fairfax Realty...	
02/06/16	Listed for sale	\$250,900	-7.1%	\$219	Fairfax Realty...
02/22/05	Sold	\$270,000	+136%	\$236	
11/12/99	Sold	\$114,250		\$99	

Neighborhood: 20874

MEDIAN ZESTIMATE

\$288,700

↑ 3.4%

Past 12 months

MARKET TEMP

Warm

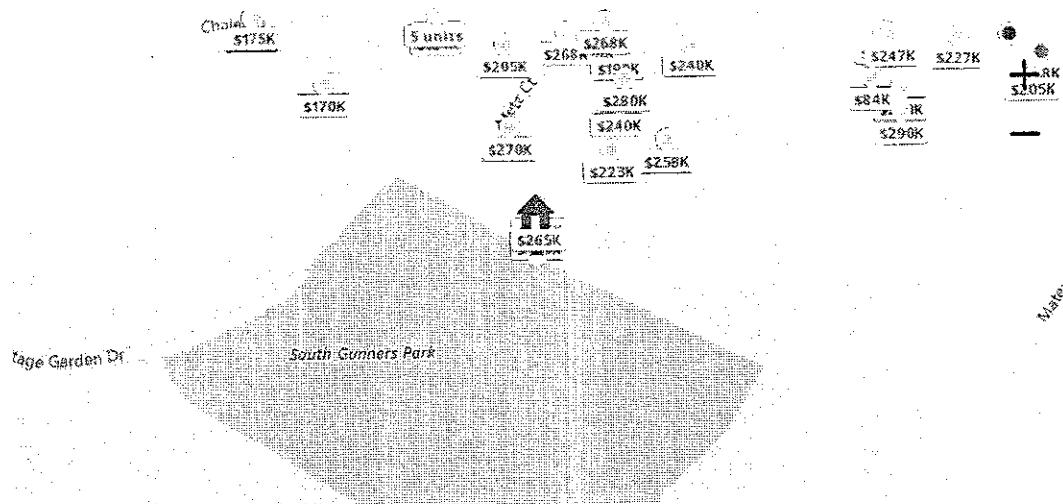
Buyers' Market

Sellers' Market

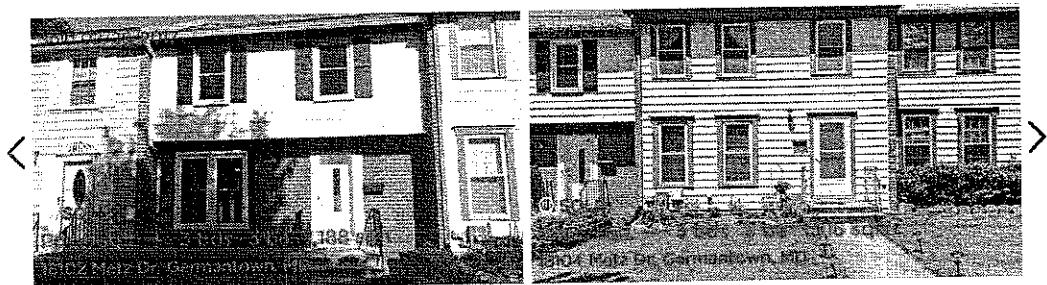
Zillow predicts will rise 1.6% next year, compared to a 1.4% rise for Germantown as a whole. Among 20874 homes, this home is valued 7.7% less than the midpoint (median) home, but is valued 9.8% more per square foot.

Walk Score® 34 (Car-Dependent) Transit Score™ 37 (Some Transit)

NEIGHBORHOOD MAP



NEARBY HOMES



Nearby Schools in Germantown

GREATSCHOOLS RATING

GRADES DISTANCE

4	Great Seneca Creek Elementary	K-5	0.2 mi
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out of 10

7	Roberto W. Clemente Middle	6-8	1.7 mi
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out of 10

8	Northwest High	9-12	0.4 mi
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out of 10

Data by GreatSchools.org

About the ratings: Historically, GreatSchools ratings have been based solely on a comparison of standardized test results for all schools in a given state. As of September 2017, the GreatSchools ratings also incorporate additional information, when available, such as college readiness, academic progress, advanced courses, equity, discipline and attendance data. GreatSchools ratings are designed to be a starting point to help parents compare schools, and should not be the only factor used in selecting the right school for your family.

Disclaimer: School attendance zone boundaries are provided by a third party and subject to change. Check with the applicable school district prior to making a decision based on these boundaries.

Similar Homes for Sale

13043 Mill House Ct, Germantown, MD 20874	FOR SALE \$229,000 3 beds, 3.0 baths, -- sqft 13043 Mill House Ct, Germa
13121 Wonderland Way APT 6, Germantown, MD 20874	FOR SALE \$189,999 2 beds, 3.0 baths, 1102 sqft 13121 Wonderland Way AP1
13117 Deer Path Ln, Germantown, MD 20874	FOR SALE \$389,000 3 beds, 4.0 baths, 1520 s... 13117 Deer Path Ln, German
18448 Stone Hollow Dr, Germantown, MD 20874	FOR SALE \$276,500 3 beds, 4.0 baths, 2096 s... 18448 Stone Hollow Dr, Ge
13207 Chalet Pl #5-104, Germantown, MD 20874	FOR SALE \$139,900 2 beds, 2.0 baths, 1049 s... 13207 Chalet Pl # 5-104, Ge

Nearby Similar Sales

SOLD: \$212,500 Sold on 11/17/2017 3 beds, 3.0 baths, 1306 sqft 13317 Rushing Water Way # 3A, Germantown, MD 20874
SOLD: \$240,000 Sold on 2/28/2017 3 beds, 3.0 baths, 1188 sqft 18102 Metz Dr, Germantown, MD 20874
SOLD: \$240,000 Sold on 10/27/2017 3 beds, 4.0 baths, 1716 sqft 18161 Metz Dr, Germantown, MD 20874
SOLD: \$245,000 Sold on 2/13/2017 3 beds, 1.5 baths, 1232 sqft 12931 Kitchen House Way, Germantown, MD 20874
SOLD: \$253,000 Sold on 4/3/2017 3 beds, 2.0 baths, 1198 sqft 13085 Open Hearth Way, Germantown, MD 20874